

**LEMON GROVE PLANNING COMMISSION  
AGENDA ITEM SUMMARY**

Item No. 3  
Mtg. Date November 26, 2018  
Dept. City Manager's Office

Item Title: **[Emergency Homeless Shelter Proposed Location – ZA1-800-0003, Zoning Amendment]**

Staff Contact: [Claudia Tedford, CityPlace Planning, Inc., Planning Consultant ]

**Recommendation:**

1. [Conduct the public hearing;
2. Introduce the State requirement that an Emergency Shelter Overlay Zone be identified in the City of Lemon Grove, review proposed sites and select the required location.]

**Item Summary:**

[State law requires every city in California to designate a zone where an emergency homeless shelter can be located by-right. Lemon Grove must complete this task by March 1, 2019 or face penalties imposed by the state including potential loss of grant funding. The City Council assigned the Citizen Advisory Commission (CAC) to study the issue and recommend an appropriate location in the City to zone for a homeless shelter. Since then, the CAC has met five times to review five proposed sites and one additional alternative, understand the legality of the topic, solicit public feedback and consider the effects on the community and surrounding areas. Two sites were dismissed; one due to inadequate size and the other due to unavailability. At the final meeting on November 13, 2018, the CAC came to a consensus on a ranking of the four remaining sites. The staff report (**Attachment A**) provides an overview of the CAC's review process and the ranking of the sites for Planning Commission's review.]

**Fiscal Impact:**

None.

**Environmental Review:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Not subject to review | <input type="checkbox"/> Negative Declaration           |
| <input type="checkbox"/> Categorical Exemption            | <input type="checkbox"/> Mitigated Negative Declaration |

**Public Information:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> None                     | <input type="checkbox"/> Newsletter article                       | <input type="checkbox"/> Tribal Government Consultation Request |
| <input type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Notice to property owners within 500 ft. |   |

**Attachments:**

- A. [Staff Report ]
- B. [Resolution to Recommend Approval by City Council ]



# Attachment A

## LEMON GROVE PLANNING COMMISSION STAFF REPORT

**Item No.**       3  

**Mtg. Date:**   November 26, 2018

**Item Title:**   **[Emergency Homeless Shelter Proposed Location - ZA1-800-0003 Zoning Amendment ]**

**Staff Contact:**   [Claudia Tedford, CityPlace Planning, Planning Consultant

### **Background:**

State Senate Bill (SB) 2 (2008) requires Lemon Grove and every other city in California, adopt a zone permitting a homeless shelter within one year of adopting a General Plan Housing Element. Lemon Grove adopted the current General Plan Housing Element in August 2012.

On September 15, 2015, the City Council adopted Ordinance 431 to establish the Community Advisory Commission (CAC). The CAC's role is to serve as a resident-led advisory Commission with three permanent members serving in the leadership positions for the Committee (i.e. Chair and Vice Chair of the overall committee or focus group and chairs of any sub-groups formed). On May 15, 2018, the City Council unanimously agreed that the CAC review the City's Housing Element to determine appropriate zoning for a homeless shelter.

In August of 2018, the State Department of Housing and Community Development (HCD) and the City of Lemon Grove agreed to a schedule for Lemon Grove to comply with State Housing law to identify a zone to allow for the location of an emergency homeless shelter in the City, with a deadline of March 1, 2019 for this action to be completed. If not completed by the deadline, the City could face penalties imposed by the state and may include potential loss of grant funding.

### *Legislative Framework*

SB 2 requires all cities and counties to designate at least one zone where emergency shelters are allowed by-right; that is, as permitted uses without requiring approval of a Conditional Use Permit or other discretionary permit<sup>1</sup>. It does not require cities and counties to actually construct, fund, or provide an emergency shelter.

In compliance with SB 2, the Lemon Grove Municipal Code must be amended to allow emergency shelters as a permitted use, by-right, for parcels in a select area in the City. This may be accomplished by creating an Overlay Zone and adjusting the permitted uses in the affected area<sup>2</sup>.

SB 2 requires all cities and counties in the state to comply with the following:

- Calculate the unmet need for shelter in the jurisdiction;
- Identify a zone or zones where shelters are allowed without discretionary review;
- Demonstrate that the by-right zone or zones have the capacity to address the unmet shelter need; and

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<sup>1</sup> California Department of Housing and Community Development. (2008). Senate Bill 2 -- Legislation Effective January 1, 2008: Local Planning and Approval for Emergency Shelters and Transitional and Supportive Housing. Available from: <http://www.hcd.ca.gov/housing-policy->

<sup>2</sup> City of Santa Clarita. (2009). Proposed Homeless Shelter Overlay Zone, and UDC Amendments. Available from: [http://www.opr.ca.gov/docs/sop/N-January\\_16-31-2009.pdf](http://www.opr.ca.gov/docs/sop/N-January_16-31-2009.pdf)

City of Escondido. (2015). Article 27. Emergency Shelter Overlay. Available from: <http://www.qcode.us/codes/escondido/>  
City of Lemon Grove. (2012). Housing Element 2010-2020.

- Limit application of development standards for shelters to those that are applied to other development in the same zone, with the exception of objective, written standards allowed in 8 specific categories.

The requirements of Government Code section 65583 subd. (a) (4) (A) must be met, including all of the following:

- The zone shall include sufficient capacity to accommodate the identified need for emergency shelters and can accommodate at least one year-round emergency shelter.
- Permit processing, development, and management standards must be objective, and encourage and facilitate the development of, or conversion to, an emergency shelter.
- Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards as specified in Government Code section 65583, subd. (a) (4) (A).

*HCD Schedule and Compliance to Date:*

In August, City staff provided information to the Department of Housing and Community Development Division of Housing Policy Development (HCD) describing an anticipated schedule for program implementation. CAC activities were scheduled by month, and the following schedule reflects the actual meeting dates:

- August 21, 2018: First CAC meeting held.
- September 11, 2018: CAC meeting #2, included visioning exercise.
- October 9, 2018: CAC meeting #3, concluded with informal ranking of sites.
- October 30, 2018: CAC meeting #4 and public workshop to review six areas for emergency shelter zoning, removes two sites from further consideration.
- November 8, 2018: Noticing to property owners within 500 feet of four remaining sites.
- November 13, 2018: CAC meeting #5, ranked sites to provide recommendation to the Planning Commission.
- November 26: Planning Commission meeting; Planning Commission expected to review four selected areas with stakeholders and property owners; Planning Commission to make recommendation to City Council.
- January and February 2019: City Council conducts both first and second readings of ordinance.
- March 1, 2019: City must provide documentation to HCD demonstrating program actions have been fully implemented.

Each milestone has been completed on-time and on-schedule to date. Should progress not be achieved per the above schedule, HCD may issue a 30-day notice to revoke the City's housing element compliance. Since August, City staff has been providing monthly status updates to HCD. In a phone call with HCD on November 5, 2018, HCD staff stated that the City must comply with three key criteria:

- The shelter zone must be in an appropriate area of the City and Heavy Industrial areas were provided as an example of an unacceptable zone,
- The zone for the shelter must be a reasonable size and large enough to accommodate the number of homeless from the most recent Point in Time Count (58 for 2018), and
- The development standards for the shelter must stay within the provisions of the law.

**Discussion:**

## **Attachment A**

The CAC considered a total of six sites. As part of the process of analyzing the sites, two of the sites were dismissed; North Avenue due to inadequate size and the County facility due to unavailability. The South Broadway sites were added to the list of sites for consideration at the Community Workshop held on October 30, 2018. The following provides detailed information for the sites considered by the CAC.

*Sites Considered:*

***North Ave (Not being considered)***

**Zoning:** North Avenue is located just south of the 94 Freeway. It's zoning is mixed General Commercial (GC) and Heavy Commercial (HC)

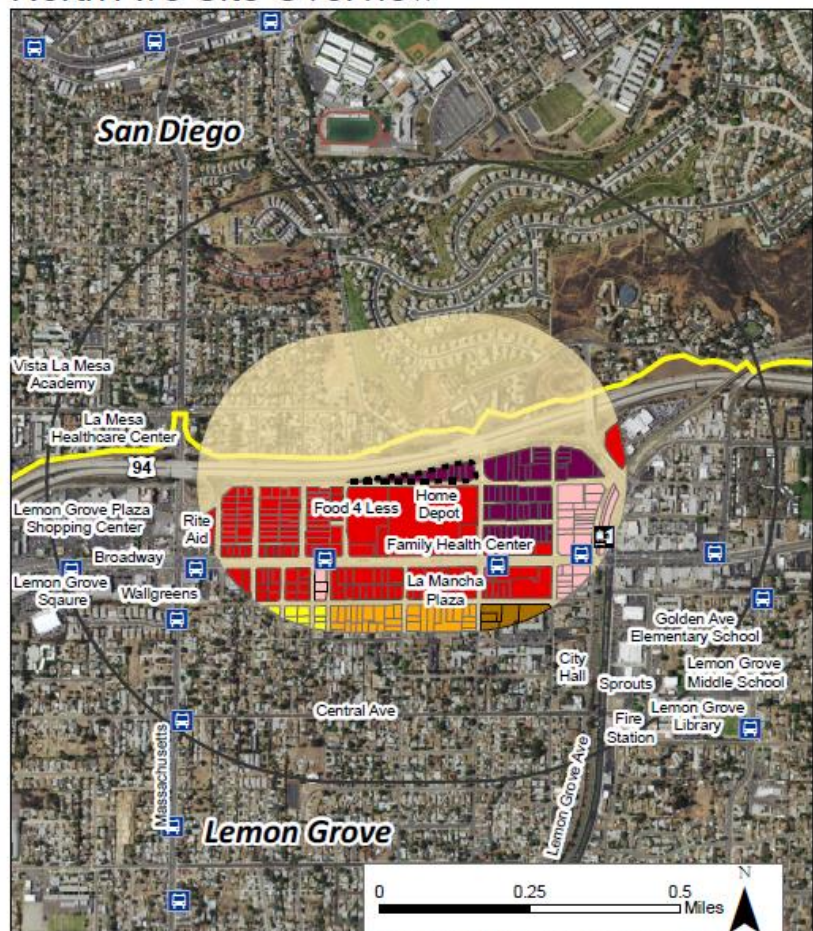
**Size:** The North Avenue proposed site is 1.77 acres.

**Allowed Uses:** The Heavy Commercial (HC) zone is available to more obtrusive types of retail, semi-industrial, and service uses that do not require pedestrian-oriented retail activities.

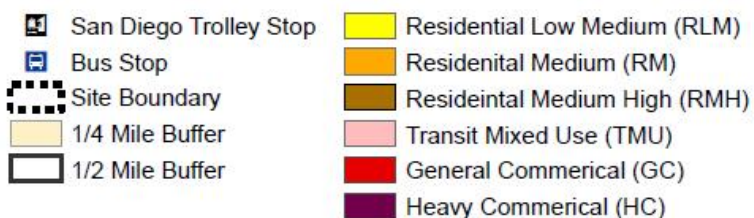
**Distance to Public Transit:** The North Ave Site is located 0.3 miles from the Broadway & New Jersey bus stop and 0.6 miles from the Lemon Grove Trolley Depot.

**Distance from residences/schools:** The site is located 0.3 miles to residences. One mile to Lemon Grove Middle School. One mile to Golden Avenue Elementary.

## North Ave Site Overview



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, and SANDAG



**Potential Constraints:** The North Avenue site is in close proximity to the 94 Freeway which presents both noise and air quality impacts.

**County Facility (Not being considered)**



**Zoning:** The County Facility is zoned General Commercial (GC).

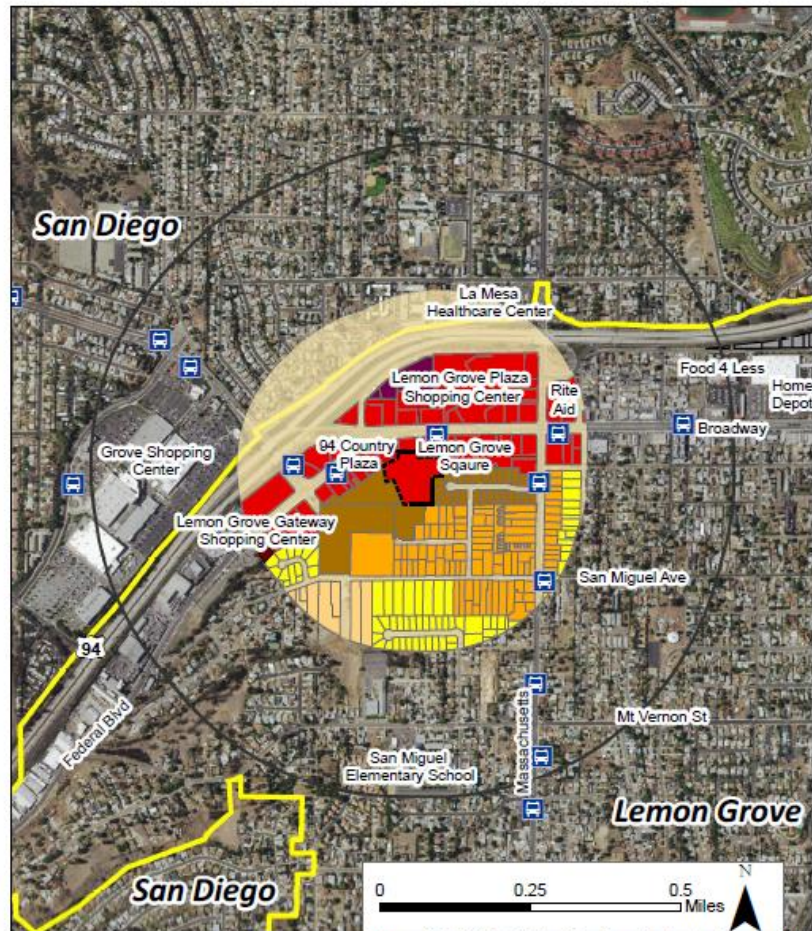
**Size:** The County Facility site is 4.13 acres.

**Allowed Uses:** The General Commercial (GC) zone is available to auto-oriented, generally large-scale businesses and activities offering retail goods and services meant to serve the needs of the local and regional shoppers.

**Distance to Public Transit:** The site is located 0.2 miles from the Broadway & Massachusetts Ave bus stop.

**Distance from residences/schools:** The site is located 1.1 miles from Golden Avenue Elementary School, 1.3 from Lemon Grove Middle School, and from to residential areas.

## County Facility Site Overview



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, and SANDAG



**Potential Constraints:** The site is fully developed and may not have redevelopment opportunities.

**East Broadway (Being considered)**

**Zoning:** East Broadway is primarily zoned Residential Medium/High, with the exception of a public storage facility.

**Size:** The East Broadway proposed site is 8.35 acres.

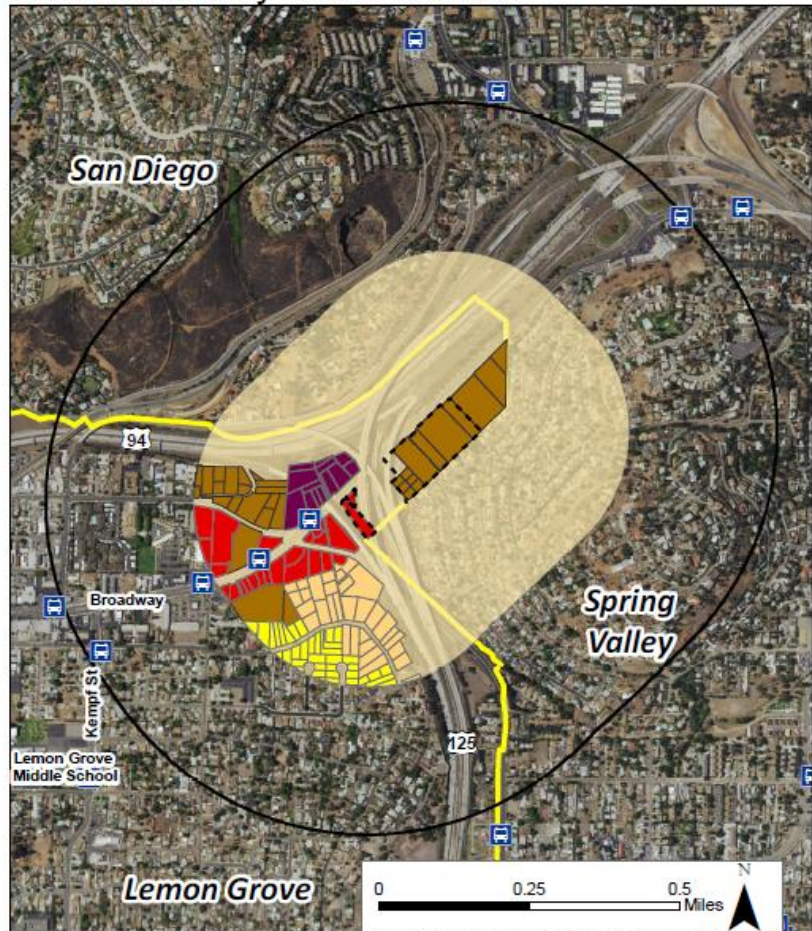
**Allowed Uses:** The residential medium high zone is intended for more compact multi-family housing. Allowable uses include housing and park facilities.

**Distance to Public Transit:** The East Broadway Site is located 0.2 miles from the Broadway & Sweetwater bus stop.

**Distance from residences/schools:** The East Broadway site is located 2.1 miles from Vernon Elementary School, 1.4 miles from Lemon Grove Middle School, and is zoned residential.

**Potential Constraints:** The site is located in close proximity to the 94 and 125 interchange, which poses traffic safety and noise impacts.

## East Broadway Site Overview



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, and SANDAG

- |                 |                               |
|-----------------|-------------------------------|
| Bus Stop        | Residential Low (RL)          |
| Site Boundary   | Residential Low Medium (RLM)  |
| 1/4 Mile Buffer | Residential Medium High (RMH) |
| 1/2 Mile Buffer | General Commercial (GC)       |
|                 | Heavy Commercial (HC)         |



## General/ Heavy Commercial (GC/HC)(Being considered)

**Zoning:** The GC/HC site is zoned mixed General Commercial (GC) and Heavy Commercial (HC). It is also located in STA III, Regional Commercial, which includes special restrictions beyond the zoning guidelines.

**Size:** The proposed GC/HC zone is 9.63 acres.

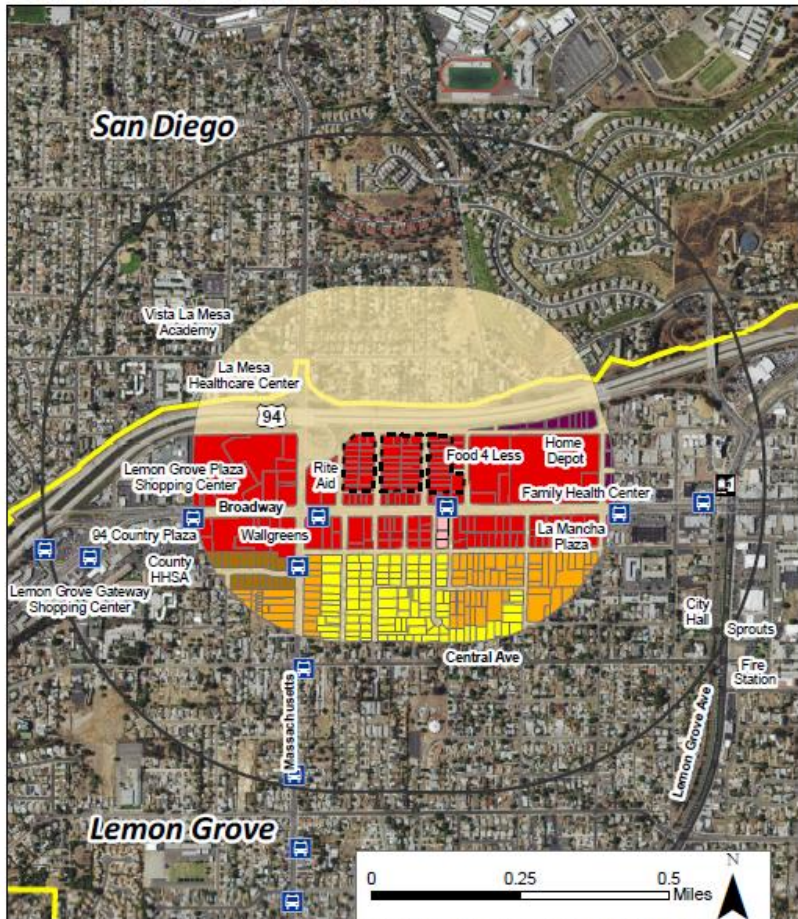
**Allowed Uses:** The Heavy Commercial (HC) zone is available to heavier, more obtrusive types of retail, semi-industrial, and service uses. The General Commercial (GC) zone is available to auto-oriented, generally large-scale businesses.

**Distance to Public Transit:** Directly adjacent to the Broadway & Citrus bus stop and 0.7 miles to the Lemon Grove Trolley Depot.

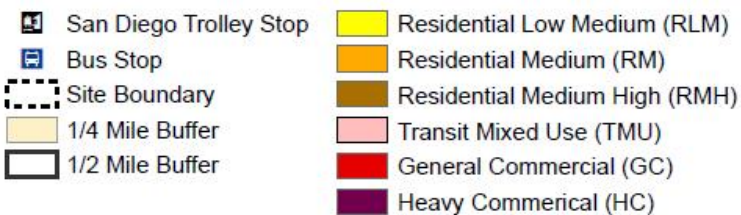
**Distance from residences/schools:** The GC/HC site is 0.9 miles from Golden Avenue Elementary School and 1.1 miles from Lemon Grove Middle School. The site is directly adjacent to non-conforming residences (0.1 miles).

**Potential Constraints:** The site is in close proximity to the 94 Freeway which presents both noise and air quality impacts.

### GC/HC Site Overview



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, and SANDAG



### ***Light Industrial (LI) (Being considered)***

**Zoning:** Light Industrial (LI)

**Size:** The LI site is 24.97 acres.

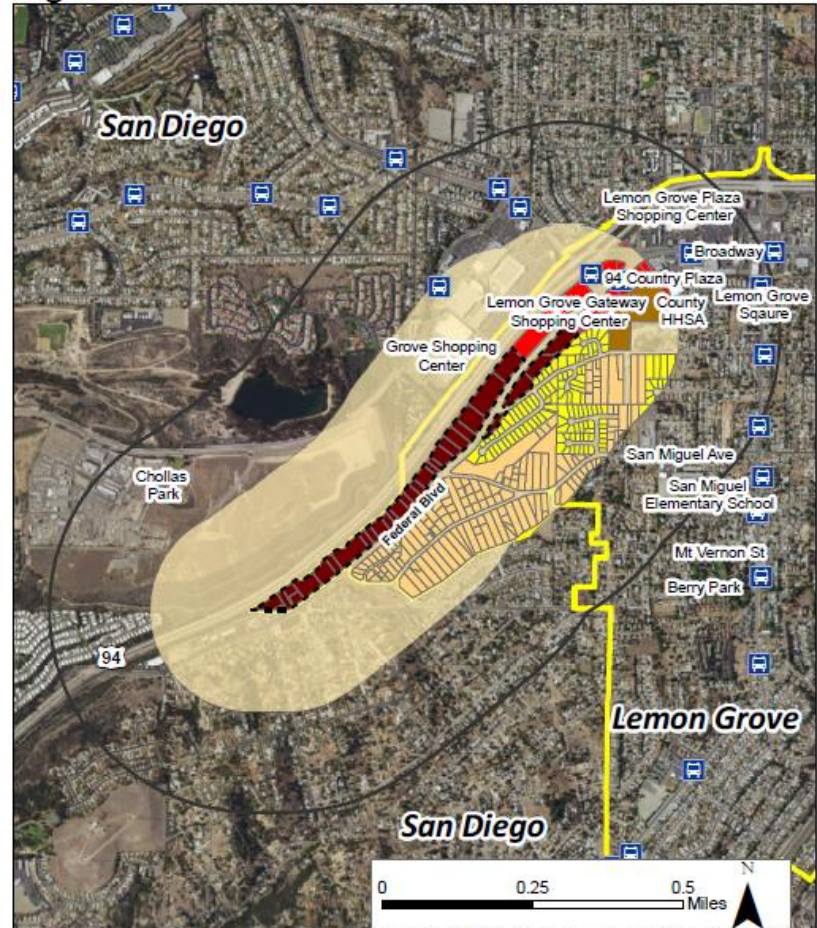
**Allowed Uses:** The light industrial zone is available to light manufacturing, warehousing, distribution, or other related limited intensity activities.

**Distance to Public Transit:**<sup>3</sup> The site is 0.5 miles from the Federal Blvd & College bus stop.

**Distance from residences/schools:** The site is located 0.8 Miles from San Miguel Elementary School.

**Potential Constraints:** There is limited walkability and bikeability on this site. The area has poor drainage issues, and has sparse sidewalk conditions along the 94 freeway. A medical marijuana dispensary applicant has obtained a Conditional Use Permit for operations at 6470 Federal Blvd.

#### **Light Industrial Site Overview**



<sup>3</sup> Used the Intersection of Federal and Central as proxy address.



# Attachment A

## ***Alternative Site: South Broadway (GC)(Being considered)***

**Zoning:** The portion of south Broadway, included in the bolded border with the black crosshatch fill, is zoned General Commercial.

**Size:** The South Broadway Alternative proposed site is 13.48 acres.

**Allowed Uses:** The General Commercial (GC) zone is available to auto-oriented, generally large-scale businesses and activities offering retail goods and services meant to serve the needs of the local and regional shoppers.

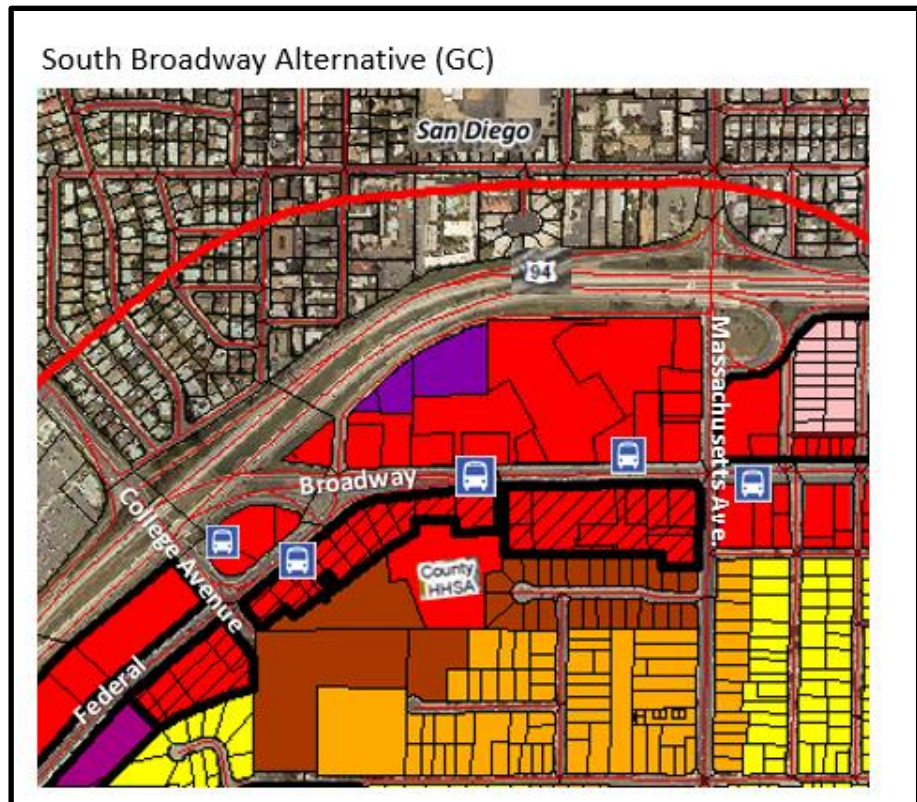
**Distance to Public Transit:** The South Broadway Site is located in walking distance to 5 bus stops. From the center of the site, it is .04

miles from the Broadway bus stop in front of Golden State Gasoline, .17 miles to the bus stop in front of O'Reilly Auto Parts, .25 miles to the bus stop at College Avenue and Federal, .26 miles to the bus stops at College and Massachusetts.

**Distance from residences/schools:** The South Broadway site is located .59 miles from San Miguel Elementary School, as the crow flies. When travelling on major streets, the school is 1 mile away from the center of the proposed zone. The proposed zone abuts Residential Medium/High and Residential Low/Medium zoning areas with topographical boundaries in between the proposed zone and residential areas.

### ***Potential Constraints:***

At the October 24, 2018 CAC meeting, the Commission requested the addition of the four GC parcels to the west of College Avenue to be included in the alternative zone. Upon review of the parcels by staff, a medical marijuana dispensary applicant has obtained a Conditional Use Permit for operations at 6859 Federal Blvd., which is the last parcel included in the southwestern most portion of the above proposed zone. At the November 13 meeting, the CAC stated they preferred to leave the four parcels in the proposed site. ]



[Table 1 below summarizes the site characteristics of each of the areas studied by the CAC.]

**Table 1: Potential Overlay Zone Site Opportunities**

<b>Proposed Site</b>	<b>East Broadway</b>	<b>North Ave</b>	<b>GC/HC</b>	<b>County Facility</b>	<b>Light Industrial</b>	<b>Alternative South Broadway</b>
Parcels	12	10	49	1	28	21
Site Availability	None	None	None	None	One site	Two sites
Total Site Area (acres)	9.15	2.88	9.63	4.13	24.97	13.48
Average Site Area (acres)	0.76	0.29	0.20	4.13	0.89	.64
Total Floor Area (sq. ft.)	130,778	26,072	79,712	39,750	296,288	116,922*
Average Floor Area (sq. ft.)	10,898	2,607	1,627	39,750	10,582	7,307.63
Average Age of Structures (years)	52	52	59	30	42	40
Age of Newest Structure (years)	8	41	21	30	15	5

\* data available for only 16 of the 22 parcels



# Attachment A

The following is a listing of the activities of the CAC, by date, and a summary of each meeting:

**May 15, 2018:** The City Council assigned the Community Advisory Commission (CAC) to review the City's Housing Element to determine an appropriate location for zoning for a homeless shelter. Since August 2018, the CAC has met on a consistent, monthly basis to review the five proposed sites<sup>4</sup>, with one additional alternative, understand the legal framework of the matter, solicit public feedback and consider the implications and effects on the community and surrounding areas.

**August 21, 2018:** The CAC received a presentation from Miranda Evans, Management Analyst, and David De Vries, the former Development Services Director, provided background information on the City's General Plan and Land Use Map; components of the Housing Element; state requirements for the Housing Element and SB 2 compliance. He also provided an explanation of what is considered an emergency homeless shelter, an overview of five proposed sites, and the project schedule that staff provided to the California Department of Housing and Community Development (HCD).

**September 11, 2018:** The CAC participated in a visioning exercise led by Claudia Tedford, the City Planning Consultant with CityPlace Planning. As part of the visioning exercise, CAC members were asked to imagine an emergency shelter operating in Lemon Grove in the year 2030. The CAC members shared a list of the most desirable positive attributes that they wish to see in such a facility, and a list of potentially negative attributes that they wish to avoid. Each member was provided with 10 stickers to place to prioritize the most desired positive or negative traits. A ranked summary of these attributes is listed below, with a higher number indicating higher priority. Attributes without a number in parentheses indicates that the item was communicated in the visioning exercise, but was not additionally prioritized.

*Positive attributes desired:*

- Additional social service provision: mental health services, welfare, job assistance, recovery and VA programs (9)
- Close to public transit (5)
- Close to grocery stores and medical services (3)
- Access to probation and social services (3)
- Multiple sites with one for families (3)
- Enough/plentiful space (2)
- Well-lit area (2)
- Visually appealing and welcoming (2)
- Well-lit parking and safe (2)
- Parking area for overnight stays (2)
- Large lot size (2)
- Business center with job resources (1)
- Open space for recreation (1)
- Walkable location with sidewalks (1)
- Far from schools with resources for transportation to schools
- Comfortable waiting/intake areas
- Wi-Fi and charging stations
- Green space and landscaping
- P.O. box access
- Library access
- Proximity to jobs
- Separate restroom facilities for families

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<sup>4</sup> For this process, the prospective zones, or portions of zones, are referred to as sites. Each prospective area is comprised of multiple parcels.

- Language and translation services

*Negative attributes to avoid:*

- Drug use (10)
- Away from sensitive uses (e.g. bars, marijuana dispensaries, liquor stores) (7)
- Away from residential areas (7)
- Away from schools (3)
- Avoid restrictive lots that are too narrow or small (3)
- Avoid an institutional or industrial aesthetic (3)
- Away from Heavy Commercial uses (2)
- Away from traffic/congested areas (1)

Following the visioning exercise, the CAC received a staff report and presentation that provided a review of the items discussed at the August meeting as well as an in-depth review of five proposed sites. The CAC discussed the attributes of each site in detail.

**October 9, 2018:** The CAC received a presentation from the City Attorney, Jim Lough, about the history of the CAC and the legal requirements outlined in SB 2. There was also a staff presentation with a review of each of the sites, explanation of acceptable operational shelter standards and management plan, and review of the project timeline. The meeting included in-depth discussion of each of the sites as well as an informal ranking exercise. Seven of the eight members of the CAC (total roster of 3 core members, 1 alternate, and 4 ad hoc members) were present to participate in the exercise. The most desirable option was given a total of five points, the second most desirable option was given 4 points, and so on until the least desirable option was given 1 point. The results from this informal ranking exercise are outlined in the table below.

Overall Ranking	Site	Total Points
1	North Avenue	26
2	GCHC	25
3	Light Industrial	22
4	East Broadway	21
5	County Facility	11

**October 30, 2018:** The CAC hosted a community workshop. The workshop was advertised on the City's social media platforms of Facebook, Instagram and Twitter, posted on the City's website home page and events calendar, and a news release was distributed electronically to interested stakeholders and media. A total of 19 individuals attended the workshop which was facilitated by Ms. Tedford as a listening session. Prior to beginning the listening session, for the benefit of the community members present, staff outlined the project background; clearly defined what an emergency homeless shelter is; explained the state's requirement for Lemon Grove to adopt a zone permitting one; and explained that a site is not being constructed or paid for by the City, but rather that the process is to identify a zone for a developer to build one by-right. An overview of the five proposed sites was provided, and staff introduced a new alternative site on south Broadway, east of Massachusetts, which was seen for the first time by the CAC members and community at this meeting. The alternative was introduced because staff had concerns regarding the feasibility of two of the sites: North Avenue, due to insufficient size, and the County Facility, because the site is currently leased by the County and there may be concerns with spot zoning. During and after the presentation, staff answered questions from the workshop attendees. Collaborative dialogue between the CAC members and workshop attendees also occurred. Following the presentation, the listening session began. A summary of the community feedback received is outlined below.

# Attachment A

## *East Broadway*

- Concern for potential flooding and/or development restrictions due to portions of land owned by Caltrans
- Proximity to neighboring jurisdictions of La Mesa, Spring Valley and San Diego which could cause concerns for noticing

## *North Avenue*

- Concerns with feasibility were raised due to the restrictive size of the zone, 1.77 acres.

## *General / Heavy Commercial*

- The size of the area and large amount of available parcels was discussed as favorable
- Central location in the middle of town
- Zone is part of a Special Treatment Area for Regional Commercial and is the location for a long-term plan for economic development in the City
- Inhibits long-term growth and tax generating uses
- Could be a development deterrent
- Large enough zone with the ability to accommodate additional social services and development activity

## *County Facility*

- Discussed feasibility concerns due to the current County HHSA use and lease, and concern about potential spot zoning.

## *Light Industrial*

- Concerns with school proximity being too far for shelter patrons with children
- Concerns with sidewalks and lighting not being sufficient
- Large size to accommodate a shelter and/or secondary facility
- Seems the least disruptive option
- Still has close proximity to school and services
- Concerns with limited public transportation
- Concerns with proximity to medical marijuana dispensaries on Federal

## *Alternative along South Broadway:*

- Not in a disruptive location
- Close proximity to Broadway corridor
- Close proximity to the County facility and beneficial to be very near the Health and Human Services Agency
- Walkable to transportation
- Adequate sidewalks and lighting; schools
- Request to add 4 parcels that are directly to the west of College Avenue

Following the listening session, a clear general consensus was established with the workshop attendees and CAC members. The preferred site was the South Broadway alternative over all the other sites, with no stated opposition. Clear consensus was also expressed that the North Avenue site and the County Facility are no longer considered feasible options for inclusion in the shelter overlay zone due to inadequate size and unfeasibility, respectively.

**November 13, 2018:** At the final CAC meeting, staff again provided a brief overview of the four remaining sites. The names of the four sites were listed on a flip chart and each of the CAC members provided their ranking of the four sites. These were tabulated, and the South Broadway Alternative was unanimously selected as the highest ranked site, with one member abstaining from the prioritization exercise. The CAC then ranked the site zoned General Commercial/Heavy Commercial (GC/HC) as second, the East Broadway sites ranked third, and the Light Industrial sites ranked fourth.

### *Emergency Shelter Overlay Zone:*

An Emergency Shelter Overlay Zone will be created to permit a developer to locate a shelter at any location within the boundaries of the overlay zone. The overlay zone will identify the specific parcels where an emergency shelter will be permitted, along with a map to depict the overlay zone boundaries. Development standards will be included in the overlay zone. Development standards cannot be more strict than what is currently established in that zone, but specific standards related to an emergency shelter can be included.

The proposed development standards to be included in the ordinance, in accordance with State law, are as follows:

An emergency shelter in the overlay area must comply with the following:

- a) Each emergency shelter shall be located within an entirely enclosed, permanent structure.
- b) Each emergency shelter may have a maximum of sixty (60) beds to serve a maximum of sixty (60) clients.
- c) The maximum length of stay at any one (1) time for any person shall be six (6) months in any twelve (12) month period.
- d) One parking space for each employee, volunteer, service provider, and non-client who will be on-site during peak periods plus one space per three (3) beds.
- e) There shall be no camping/sleeping in vehicles permitted on the site of the shelter.
- f) An emergency shelter shall be located at least three hundred (300) feet from another emergency shelter, as measured from property boundaries.
- g) Each emergency shelter shall provide on-site supervision at all times when the shelter is open.
- h) Each shelter shall conform to the City's outdoor lighting requirements.
- i) The emergency shelter operator/provider shall submit a written management plan, to the satisfaction of the city, with the plot plan application for approval. The intent of the management plan is to establish operating procedures that promote compatibility with the surrounding area and businesses. The operator shall agree to maintain the standards in the management plan.

### **Conclusion:**

The CAC met a total of 5 times to study the issue of identifying a site to be zoned for an emergency shelter, and after careful consideration, recommends to the Planning Commission the following ranked list of sites:

1. South Broadway Alternative
2. General Commercial/Heavy Commercial (GC/HC)
3. East Broadway
4. Light Industrial

Staff recommends that the Planning Commission: 1) conduct the public hearing, and 2) recommend City Council approval an Emergency Shelter Overlay Zone to be created for the South Broadway sites, including the proposed development standards.



# ATTACHMENT B

## RESOLUTION NO.

### RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMON GROVE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LEMON GROVE CREATE AN EMERGENCY SHELTER OVERLAY ZONE TO COMPLY WITH STATE LAW.

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**WHEREAS**, the City of Lemon Grove is considering Zoning Amendment ZA1-800-0003 to the Lemon Grove Municipal Code (ZA1-800-0003) to identify a zone where an emergency shelter shall be allowed as a permitted use without a conditional use permit and certain standards for the emergency shelters operation/capacity that are allowed by the State of California as indicated within Senate Bill No. 2.; and

**WHEREAS**, the City of Lemon Grove must comply with State law, and wishes to create an emergency shelter overlay zone; and

**WHEREAS**, the Community Advisory Committee (CAC) met five times including conducting a community workshop, to consider sites for an appropriate zone for an emergency shelter; and

**WHEREAS**, the CAC evaluated six separate sites in total, and by consensus, ranked the four sites in order of preference; and

**WHEREAS**, the preferred location which the CAC found to be the most favorable area to zone for an emergency shelter is the South Broadway site, as identified in **Exhibit A**; and

**WHEREAS**, the Notice of Public Hearing for this item was published in the November 15, 2018 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property; and

**WHEREAS**, on November 26, 2018, a public hearing was duly noticed and held by the Lemon Grove Planning Commission; and

**WHEREAS**, the Planning Commission finds that the following findings required to approve a Zoning Amendment can be made in accordance with Section 17.28.080(B) of the Municipal Code:

1. That the proposed amendment is consistent with the General Plan, in accordance with Government Code Section 65860, as amended.
  - This action implements Program 15 of the City's Housing Element by amending the City's Zoning Ordinance to explicitly address homeless shelters.
2. That the public health, safety, and general welfare will benefit from the adoption of the proposed amendment.
  - The 2018 San Diego Point in Time Count identified 58 Lemon Grove homeless persons; and
  - Providing a zone where homeless shelters can be developed by-right provides a location for a developer to operate a shelter to house Lemon Grove's homeless.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemon Grove hereby:

**SECTION 1:** Recommends that the City Council of the City of Lemon Grove approve ZA1-800-0003, and GPA 150-002 amending Lemon Grove Municipal Code (LGMC) to create an emergency shelter overlay zone and adopt associated state-allowed development standards.

# EXHIBIT A

South Broadway Alternative (GC)

